

RAYMOND L. RICKMAN ET UX,

GRANTORS,

TO:

WARRANTY DEED

HOMER EATON ET UX,

GRANTEES,

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, RAYMOND L. RICKMAN and wife, CAROL LADELL RICKMAN do this day sell, convey and warrant unto **HOMER EATON and wife, GRETCHEN EATON**, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 8, Section A, Rainbow Village Subdivision, as shown on Plat thereof in Plat Book 5, Page 14, in the office of the Chancery Clerk of DeSoto County, Mississippi, being Section 23, Township 1 South, Range 8 West.

Further consideration for the above described property is the assumption by Grantee of that certain Deed of Trust executed by Raymond L. Rickman, in favor of Colonial Savings & Loan, dated September 18, 1972, filed for record September 19, 1972 at 10:30 a.m. and recorded in Deed Book 148, Page 110, said Deed of Trust being duly assigned to Bankers Trust Savings and Loan Association by instrument dated December 17, 1973, and filed for record February 22, 1974 at 10:50 a.m. and recorded in Book 171, Page 439, said Deed of Trust securing an indebtedness in the current principal amount of \$29,400.00 and Grantee takes title subject to said loan. Grantor does hereby authorize the transfer of said loan from their names into Grantee's name; and Grantors do hereby set over and assign, without charge or fee, any and all escrow funds held by said Bankers Trust Savings & Loan or its assigns in connection with the above property.

The warranty in this deed is subject to rights-of-way and easements of record for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and restrictive covenants of record.

Possession is to be given with delivery of this deed.

WITNESS our signatures, this the 20th day of December, 1991.

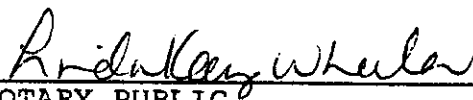

RAYMOND L. RICKMAN, GRANTOR

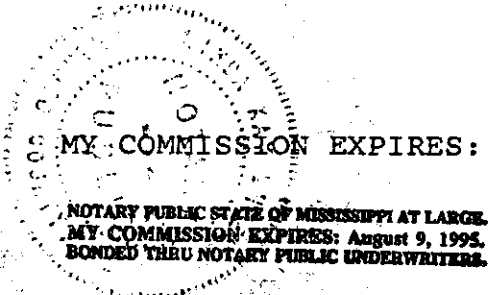

CAROL LADELL RICKMAN, GRANTOR

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named RAYMOND L. RICKMAN, and wife, CAROL LADELL RICKMAN Grantors, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office, this the 20th, day of December, 1991.


NOTARY PUBLIC



Grantors' Address: 1220 Haleville, Southaven, MS 38671
Grantors' Phone Number: Home: 601-342-0953 Work: 601-393-0800
Grantees' Address: 1758 DeSoto Cove, Southaven, MS 38671
Grantees' Phone Number: Home: 601-393-3334 Work: 601-393-3334

STATE MS.-DESOTO CO. DT
FILED
DEC 26 11 02 AM '91
RECORDED 12-30-91
DEED BOOK 241
PAGE 49
W.E. DAVIS CH. CLK.